

"The City With a Heart"



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AGENDA PLANNING COMMISSION MEETING

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July 18, 2017

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

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ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: June 6, 2017

2. COMMUNICATIONS:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 601 Acacia Avenue (APN: 020-091-060)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to construct a second floor addition that would add 1,290 square feet of floor area to the existing single-family dwelling which would increase the gross floor area of the building by more than 50% (75%), requiring a use permit pursuant to Section 12.200.030.B.1. of the San Bruno Municipal Code. If approved and constructed, the total living area of the home would be 2,252 square feet, and the gross floor area would be 2,805 square feet including the garage. Gaunic

Trehan (Owner and Applicant).
UP-15-013

- B. 165 Linden Avenue** (APN: 020-415-130)
R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to construct a second-floor addition at the rear of the building and a minor ground floor addition that combined would add 447 square feet of floor area to the existing single-family dwelling, which combined with a previous rear addition would cumulatively increase the gross floor area of the building by more than 50% (81%), exceed the maximum permitted FAR .66 (.69), and exceed the maximum permitted lot coverage for the property, requiring a use permit pursuant to Sections 12.200.030.B.1, 12.200.030.B.2, and 12.200.030.B.3 of the San Bruno Municipal Code. If approved and constructed, the total living area of the home would increase to 1,467 square feet, and the gross floor area would be 1,733 square feet including the garage. Jack Chu (Applicant), Abe Saadeh (Owner).
UP-16-018

- C. 289 Florida Avenue** (APN: 020-375-040)
Zoning: R-2 (Low-Density Residential)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to legalize an unpermitted 212 square feet of floor area added to the rear of an existing single-family dwelling on a lot that contains no covered off-street parking. If approved, the gross floor area would be 731 square feet. A proposal of this type requires review by the Architectural Review Committee and approval by the Planning Commission, per Sections 12.200.030.B.5 and 12.200.080.A.1 of the San Bruno Municipal Code. Sandra Menendez (Owner and Applicant).
UP-17-002

- D. 1723 Park Avenue** (APN: 020-046-040)
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to construct a second-floor addition and a minor ground floor addition that combined would add 1,308 square feet of floor area to the existing single-family dwelling which would expand the building by more than 50% (66%) of their existing floor area and to exceed the maximum permitted floor area (proposing a .591 floor area ratio where .55 is the maximum). If approved and constructed, the total living area of the home would increase to 2,783 square feet, and the gross floor area would be 3,298 square feet including the garage. A proposal of this type requires review by the Architectural Review Committee and approval by the Planning Commission, per Sections 12.200.030.B.1 and 2 and 12.200.070.A of the San Bruno Municipal Code. Van Ly (Applicant); Edward and Mary Lou Zapparolli (Owners).
UP-16-021

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the August 10, 2017 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on August 15, 2017 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.